



- Wonderful Property Full Of Character
- Incredible Garden & Off Street Parking
- Two Receptions Rooms

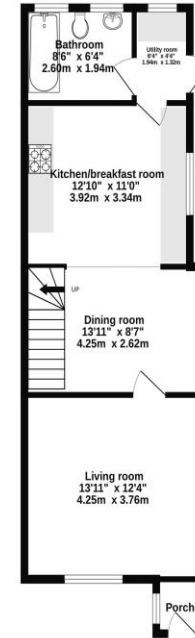
- Kitchen/Diner
- Bathroom
- Two Double Bedrooms

Parks Sales & Lettings are delighted to offer this end of terrace character property offering exceptional external space to include driveway and side access with space for many vehicles and a stunning garden with walled seating area and lovely mature shrubs and trees making this a wonderful space to be enjoyed. Also offering fantastic potential to extend (subject to planning permission).

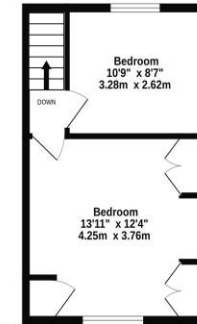
Accommodation comprises of entrance porch, front living room with open fire place, second reception room with stairs leading to the first floor, modern fitted kitchen/dining room with range cooker and door to bathroom, utility room and garden.

To the first floor can be found two double bedrooms. This property further benefits from double glazing, gas central heating and fantastic front, side and rear external space which offers a wealth of possibilities and a rarity in this sought after location.

Ground Floor
528 sq.ft. (49.1 sq.m.) approx.



1st Floor
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, capacity and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the date.
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Please note:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular interest to you.
3. We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property is still available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.